



### AGENDA

Site Development Review Committee  
Regular Meeting  
Tuesday – February 14, 2006 @ 10:00 a.m.  
*Council Chambers, Bryan Municipal Building*

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**WORKSHOP: (SDRC Members Only) Room 305, Bryan Municipal Building @ 9:30 a.m.**

### **NEW APPLICATIONS:**

- 1. Letter Of Encroachment. LOE06-01. Culpepper Manor #3.** This is a request to allow an existing accessory structure to encroach into a 10 foot P.U.E. along the western property line. This property is located at 2511 Willowbend Drive.  
CASE CONTACT: Martin Zimmermann (CEK)  
OWNER/APPLICANT/AGENT: George & Gabriela Aguilar/Same as Owner/Not Listed  
SUBDIVISION: Culpepper Manor Subdivision
- 2. Alley Closure. AC06-01. Stephen F Austin-Beck Street.** This is a request to close an alley consisting of approximately 0.138 acres. The property is located adjacent to Lots 1-10, Block 2, & Lots 1 & 10, Block 3 of the Woodlawn Addition, near the intersection of Hazel and Beck Street.  
CASE CONTACT: Stephan Gage (WPK)  
OWNER/APPLICANT/AGENT: City of Bryan/Paul Kasper/ Same as Applicant  
SUBDIVISION: Woodlawn Addition
- 3. Conditional Use Permit. CU06-02. WTF in SF5.** This is a request to allow a Wireless Telecommunication Facility (WTF) in a 'SF-5' Single Family 5000 zoning district. The proposed site is located near the intersection of South College and Old College Road (146 Mobile Road).  
CASE CONTACT: Martin Zimmermann (CEK)  
OWNER/APPLICANT/AGENT: Bryan Broadcasting Corporation/Ben Downs/Not Listed  
SUBDIVISION: JE Scott
- 4. Preliminary Plan. PP06-02. Austin Colony-Phase 10.** This is a plan consisting of 23.128 acres (53 lots) for residential development. This property is located near the intersection of Austin Colony Parkway and Harvey Mitchell School Drive.  
CASE CONTACT: Beth Wilson (CEK)  
OWNER/APPLICANT/AGENT: Mark Carrabba/Same as Owner/Michael Hester  
SUBDIVISION: Austin Colony-Ph 10

5. **Replat. [RP06-03](#). Bryan Original Townsite-Block 235.** This is a plat proposing to reconfigure 3 lots for residential development. This property is located at the intersection of W. 22<sup>nd</sup> Street and N. Reed Avenue (906 W. 22<sup>nd</sup> Street).  
CASE CONTACT: Martin Zimmermann (RPR)  
OWNER/APPLICANT/AGENT: Fred Williams/Same as Owner/Kerr Surveying  
SUBDIVISION: Bryan Original Townsite
6. **Site Plan. [SP06-05](#). Bryan Housing Authority.** This is a plan proposing to build multi-family housing at 7 sites throughout the City of Bryan. Properties are located near Beck and Commerce; Leonard Road and FM 2818; MLK & Muckleroy Street; and E. 21<sup>st</sup> Street and Military Drive.  
CASE CONTACT: Beth Wilson (RPR)  
OWNER/APPLICANT/AGENT: Bryan Housing Authority/Same as Owner/Cameron Alread  
SUBDIVISION: Multiple Subdivisions
7. **Site Plan. [SP06-06](#). North Bryan Food Mart Addition.** This is a plan proposing the addition of a Laundromat and Car Wash on the site of an existing convenience store. The property is located at the intersection of Leonard Road and N. Harvey Mitchell Parkway (890 N. Harvey Mitchell Parkway).  
CASE CONTACT: Stephan Gage (CEK)  
OWNER/APPLICANT/AGENT: Sam Trinh/ Same as Owner/John Rhodes  
SUBDIVISION: Broad Addition
8. **Site Plan. [SP06-07](#). Palm Harbor Homes Center.** This is a plan proposing a display center for manufactured homes. The property is located on E. State Hwy 21, near the State Hwy 6 Bypass (2901 E. State Hwy 21).  
CASE CONTACT: Stephan Gage (RPR)  
OWNER/APPLICANT/AGENT: Palm Harbor Homes/Same as Owner/Brad Babel  
SUBDIVISION: Palm Harbor
9. **Site Plan. [SP06-08](#). Sunset Addition.** This is a plan proposing a seafood restaurant at the intersection of W. State Hwy 21 (San Jacinto) and W. 17<sup>th</sup> Street (1000 San Jacinto).  
CASE CONTACT: Martin Zimmermann (RPR)  
OWNER/APPLICANT/AGENT: Loi Phat Nguyen/Same as Owner/Not Listed  
SUBDIVISION: Sunset Addition

**REVISIONS: (May not be distributed to all members)**

1. **Site Plan. [SP05-49](#). Coufal-Prater Equipment.** This is a revised site plan proposing two new buildings at the existing site consisting of 15,390sf and 2,460sf. This property is located at 3110 West State Highway 21.  
CASE CONTACT: Stephen Gage (CEK)  
OWNER/APPLICANT/AGENT: Coufal-Prater Equipment Ltd/Tim Prater/Garrett Engineering  
SUBDIVISION: Prater
2. **Site Plan. [SP06-01](#). Pete's Automotive.** This is a revised site plan for commercial development proposing for Phase 1: 6,000 sf automotive & lube center; and for Phase 2: 2,527 sf Burger King restaurant & a 2,994 sf convenience store. The property is located at the northeast corner of the intersection of E. Villa Maria and 29th Street (2401 E. 29th Street).  
CASE CONTACT: John Dean (RPR)  
OWNER/APPLICANT/AGENT: Pete Kountakis/Charles Taylor/Rabon Metcalf  
SUBDIVISION: Crestview Resthome Subdivision & John Austin Survey
3. **Site Plan. [SP05-52](#). Weatherford Addition.** This is a revised site plan proposing a new single story building consisting of 9,600 for warehouse use. This property is located at 2700 North Texas Avenue.  
CASE CONTACT: John Dean (CEK)

OWNER/APPLICANT/AGENT: Weatherford Door Company/Steven Duncan/Same as applicant  
SUBDIVISION: Weatherford Addition

4. **Preliminary Plan. [PP05-29](#). Final Plat. [FP05-29](#). Weatherford Addition.** This is a revised plat proposing 2 lots consisting of 2.53 acres for industrial use. This property is located at 2700 North Texas Avenue.  
CASE CONTACT: John Dean (CEK)  
OWNER/APPLICANT/AGENT: Weatherford Door Company/Steven Duncan/Same as applicant  
SUBDIVISION: Weatherford Addition
5. **Site Plan. [SP06-02](#). Bryan Broadcasting Corporation.** This is a revised site plan proposing to replace a damaged radio broadcast tower with another tower on the same lot. The property is located near the intersection of Mobile Avenue and Olive Street, near Old College Road (146 Mobile Avenue).  
CASE CONTACT: Beth Wilson (RPR)  
OWNER/APPLICANT/AGENT: Bryan Broadcasting Corp/Ben Downs/Not Listed  
SUBDIVISION: JE Scott League
6. **Master Plan. [MP06-01](#). Austin Colony-151 acres.** This is a revised master plan showing the proposed development of 151 acres in Austin's Colony. This site is located at the end of Harvey Mitchell School Drive near the intersection of Austins Colony Parkway.  
CASE CONTACT: Beth Wilson (CEK)  
OWNER/APPLICANT/AGENT: Mark Carrabba/Not Listed/Michael Hester  
SUBDIVISION: John Austin Survey
7. **Site Plan. [SP06-04](#). Traditions Clubhouse.** This is a revised site plan proposing a 24,000 sf Clubhouse building and 2 accessory structures totaling 636 sf. This property is located on Club Drive, within the Traditions Country Club.  
CASE CONTACT: Beth Wilson (CEK)  
OWNER/APPLICANT/AGENT: Traditions Club by Melrose/Eddie Hare/Texcon  
SUBDIVISION: Traditions
8. **Site Plan. [SP05-09](#). Brazos County – IT & Sheriff's Office.** This is a revised site plan proposing a two story 34,554sf building for Brazos County Office use. This property is located northwest of the intersection of State Highway 21 and West William Joel Bryan Parkway.  
CASE CONTACT: Martin Zimmermann (RPR)  
OWNER/APPLICANT/AGENT: Brazos County/Randy Sims/Garrett Engineering  
SUBDIVISION: Brazos County Complex Subdivision